



9 Brunswick Wharf

Barnstaple | Devon | EX31 1AE



BY DESIGN

Key Features

- Top-floor position with elevated river views
- Private balcony
- Two generous bedrooms
- Modern bathroom
- Secure gated parking
- Designed for modern living
- No Onward Chain
- Secure entry system
- 5 mins drive from North Devon District Hospital
- Easy walk into town centre



About

Occupying a top-floor position with elevated river views, Number 9 offers bright, private living within one of Brunswick Wharf's most desirable settings.

With no apartment above and a private river-facing balcony, the property enjoys a peaceful outlook and a strong sense of privacy.

The open-plan living area opens directly onto the balcony, ideal for everyday use and easy entertaining.

Built by a well-regarded North Devon family developer with a reputation for quality and durability, the apartment reflects careful construction and thoughtful design.

Two well-proportioned double bedrooms, a contemporary bathroom and secure gated parking complete this well-balanced home in a sought-after location.

Offered to the market with no onward chain, Number 9 presents a rare opportunity to secure one of Brunswick Wharf's finest two-bedroom top-floor residences.





Virtually Staged



Virtually Staged



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Outside & Location

The apartment benefits from a private river-facing balcony, providing a sheltered and elevated outdoor space with open views. Perfect for alfresco dining, morning coffee or evening drinks at sunset, it offers a practical and low-maintenance extension of the living area.

Situated within easy walking distance of Barnstaple town centre and approximately five minutes from North Devon District Hospital, the property combines everyday convenience with lifestyle appeal. It is also close to the North Devon Link Road, providing straightforward access to motorway connections, and is well placed for a range of highly regarded schooling options. North Devon's renowned beaches and coastline are within easy reach, making it an excellent base for both work and leisure.

SERVICES & NOTES:

Council Tax: C (£1,861 per annum)

EPC Rating: B

Services: Mains water, electricity, gas, drainage

Local Authority: North Devon District Council

Tenure: Leasehold

Size: 667 sq ft

What3Words: mld.thin.hunter

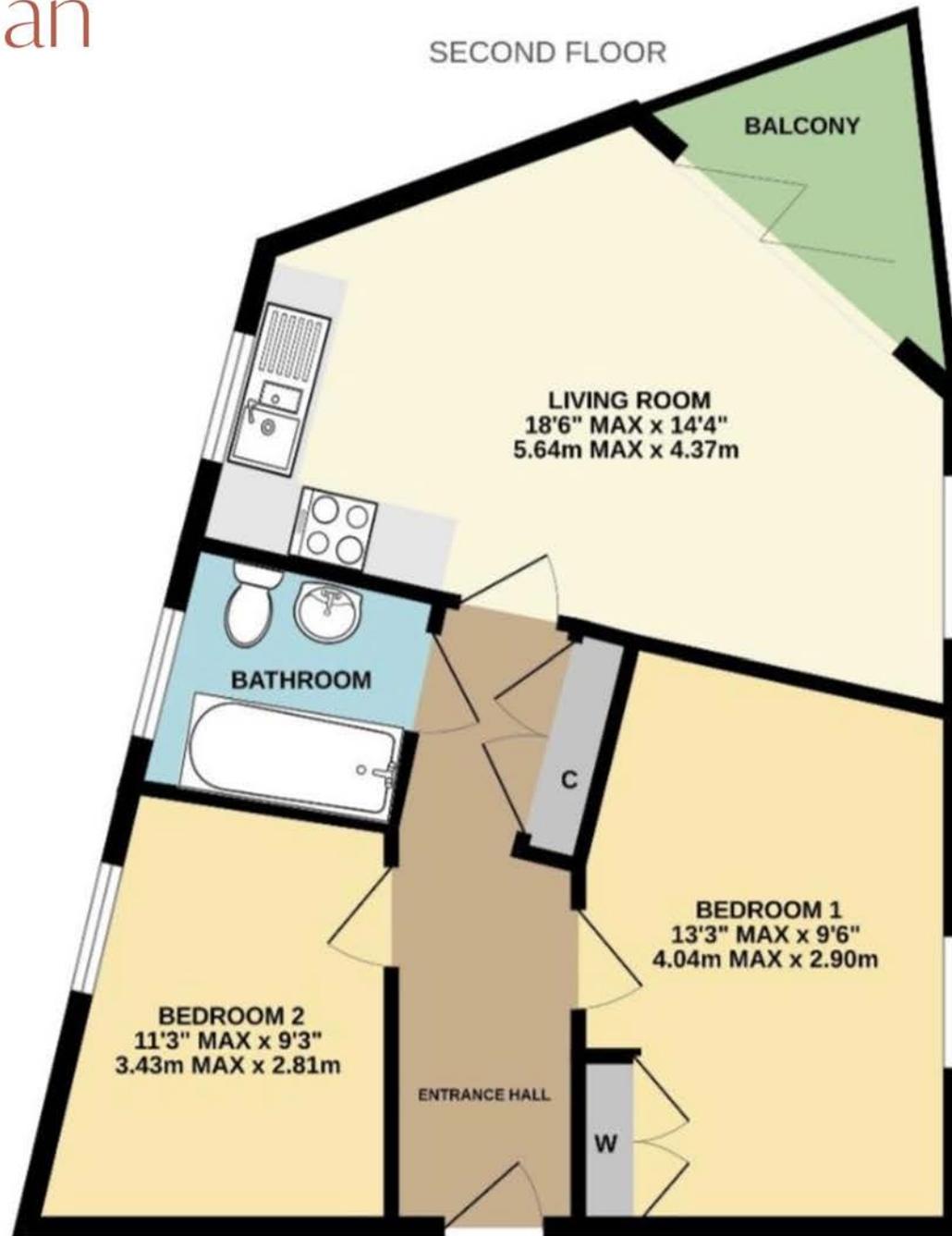
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Floorplan



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By Design North Devon & Exmoor

PHONE: 01271 611 202

EMAIL: NORTHDEVON@BYDESIGNHOMES.COM



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